



May 18, 2006

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Vice-Chairwoman Hall
Invocation Dean Thompson
Pledge of Allegiance Tony Atkins
Quorum (80% of members present – Chairman Sprague absent) Vice-Chairwoman Hall
Approval of Minutes for May 4, 2006 Vice-Chairwoman Hall
Commissioner McGuire moved to approve the minutes of May 4, 2006. Commissioner Atkins seconded. Motion carried 3 – 0 – 1 (Thompson Abstained).
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Sprague
Commissioner Thompson moved to approve the Agenda as presented. Commissioner McGuire seconded. Motion carried 4 - 0.

Old Business

Rezoning Staff

- 1. RZ 06-05-02, Rezone Tax Map 061 Parcel 065, 1.43 acres located 135 Lewiston Road from R-1 to P-1. Commission District 3.**
Commissioner McGuire made the motion to approve RZ06-05-02 and to include departmental comments and close the public hearing. Commissioner Atkins seconded. Motion carried 4 - 0.
- 2. RZ 06-05-06, Rezone Tax Map 079 Parcel 102, 7.97 acres located on Old Evans Road from T-R to S-1. Commission District 2.**
Commissioner Thompson made the motion to approve RZ06-05-06 and to include departmental comments and close the public hearing. Commissioner Atkins seconded. Motion carried 4 - 0.

New Business

Final Plat Staff
Preliminary Plat Staff

- 3. Creek Bend III, Wrightsboro Road, Zoned R-2, 75 lots, 30.07 acres, Commission District 4.**
Commissioner Thompson made the motion to approve the preliminary plat for Creek Bend III and to include all departmental comments. Commissioner McGuire seconded. Motion carried 4 - 0.
- 4. Tyler Woods II and III Revision, Tyler Woods Drive, Zoned PUD, 57 lots, 18.70 acres, Commission District 3.**
Commissioner Atkins made the motion to approve the preliminary plat for Tyler Woods II and III Revision and to include all departmental comments and added that the developer should work with the staff to save several specimen trees. Commissioner McGuire seconded. Motion carried 3 – 1 (Thompson).



May 18, 2006

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5. **River Call**, William Smith Parkway (under construction), Zoned PUD, 30 lots, 6.81 acres, *Commission District 3*.
Commissioner McGuire made the motion to approve the preliminary plat for River Call and to include all departmental comments. Commissioner Atkins seconded. Motion carried 4 - 0.

Rezoning..... Staff

6. **Crawford Creek PUD Revision**, Tax Map 067 Parcels 122A, 122B, 117, 122, & 122C and Tax Map 060 Parcel 043, Hereford Farm Road, 382.20 acres, *Commission District 3*.
Commissioner Thompson made the motion to approve the Crawford Creek PUD Revision and to include departmental comments. Commissioner Atkins seconded. Motion carried 4 - 0.
7. **RZ 06-05-07**, Rezone Tax Map 067 Parcel 007A, 22.98 acres located at 5101 Hereford Farm Road from R-1 to R-1A RCO (Residential Cluster Overlay). *Commission District 3*.
Commissioner Atkins made the motion to approve RZ06-05-07 and to include departmental comments and close the public hearing. Commissioner Thompson seconded. Motion carried 4 - 0.
8. **RZ 06-05-08**, Rezone Tax Map 039 Parcels 032, 033B and 002L, 204.78 acres located at 6127 Gray Road and 184 Crystal Creek Lane to apply the Residential Cluster Overlay (RCO) to the R-A zoning. *Commission District 4*.
Commissioner McGuire made the motion to approve RZ06-05-08 and to include departmental comments and close the public hearing. Commissioner Atkins seconded. Motion carried 4 - 0.
9. **RZ 06-05-09**, Rezone Tax Map 073A Parcel 184, 0.41 acre located at 211 South Belair Road from R-2 to P-1 with a conditional use as a residence. *Commission District 3*.
Commissioner Thompson made the motion to approve RZ06-05-09 and to include departmental comments and close the public hearing. Commissioner McGuire seconded. Motion carried 4 - 0.
10. **RZ 06-05-10**, Rezone Tax Map 073D Parcels 090, 0.25 acre located at 219 North Belair Road from R-2 to P-1. *Commission District 2*.
Commissioner Thompson made the motion to approve RZ06-05-10 and to include departmental comments and close the public hearing. Commissioner McGuire seconded. Motion carried 4 - 0.
11. **RZ 06-05-11**, a county initiated rezoning of Valleybrook subdivision, 17 acres, located on Old Wheeler Road from A-R to R-2, *Commission District 4*.
Commissioner McGuire made the motion to approve RZ06-05-11 and to include departmental comments and close the public hearing. Vice-Chairwoman Hall seconded. Motion carried 4 - 0.
12. **RZ 06-05-12**, a county initiated rezoning of Caliburn Place subdivision, 15 acres, located on Belglade Road off of Old Belair Road from A-R to R-2, *Commission District 3*.
Commissioner Atkins made the motion to approve RZ06-05-12 and to include departmental comments and close the public hearing. Commissioner Thompson seconded. Motion carried 4 - 0.



May 18, 2006

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COLUMBIA COUNTY PLANNING COMMISSION

- 13. RZ 06-05-13**, a county initiated rezoning of Belglade subdivision, 55 acres, located on Belglade Road off of Old Belair Road from M-1 & A-R to R-2, *Commission District 3*.
Commissioner Thompson made the motion to approve RZ06-05-13 and to include departmental comments and close the public hearing. Commissioner McGuire seconded. Motion carried 4 - 0.

Variance..... Staff

- 14. VA06-05-01** request by Larry S. Prather for a variance from the Columbia County Code of Ordinance Section 90-98, List of Lot and Structure Requirements, Minimum Front Building Setback to reduce the minimum front setback from 100 feet to 40 feet on Tax Map 082A Parcel 086, 0.441 acre, located at 101 Bellewood Drive. *Commission District 2*

Commissioner Atkins made the motion to approve VA06-05-01 to reduce the front setback along Baston Road to 40 feet from property line, to include departmental comments and close the public hearing. Commissioner McGuire seconded. Motion carried 4 - 0.

- 15. VA06-05-02** request by Dok Chang and Guy Devore for a variation from the Columbia County Code of Ordinances Section 90-99(c)(3), Corridor Protection Overlay District, Outdoor Display of Merchandise located on Washington Road at Cummings Road.

Commissioner Thompson made the motion to allow the withdrawal of VA06-05-02. Vice-Chairwoman Hall seconded. Motion carried 4 - 0.

Temporary Residence Staff

- 16.** Permission for use of a travel trailer for temporary residential purposes

Commissioner Thompson made the motion to disapprove the request for permission to use a travel trailer for temporary residential purposes and give the owner thirty days to remove the trailer from the property. Commissioner Atkins seconded. Motion carried 4 - 0.

Staff Comments Staff

Public Comments..... Chairman Sprague

Adjourn Chairman Sprague

The Meeting Adjourned at 7:55 p.m.

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins



May 18, 2006

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: May-June 2006

Board/Commission	Date	Time	Location
Planning Commission	May 18, 2006	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	May 25, 2006	9:00 AM	Evans Government Center Auditorium
Planning Commission	June 1, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	June 6, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	June 15, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	June 20, 2006	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	June 26, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, June 6, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on **Friday, June 2, 2006** to place their name on the agenda for presentation.

COLUMBIA COUNTY
GEORGIA